

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

June 25, 2014

The meeting was called to order at 4:00 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Terri Mills, Phil Conder, Barbara Thomas, Clover Meaders, and Latai Tupou

ABSENT

Jack Matheson

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Jody Knapp, Kevin Despain, and Nichole Camac

AUDIENCE

Approximately thirty-one (31) people were in the audience

SUBDIVISION APPLICATIONS

S-7-2014

Smithsfield Subdivision – Preliminary Plat

3870 South 4000 West

R-1-8 & A Zones

19 Lots

6 Acres

BACKGROUND

Mr. Steve Young, is requesting preliminary plat approval for the Smithsfield Subdivision. The subject property is located at approximately 3870 South 4000 West. The property is zoned R-1-8 and A.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures. Concerns related to tail water exiting property to the south.
- Revisions to plat are required.
- Piping of irrigation ditch along the northern boundary required.
- Improvements along 4000 West will be required.
- Soils report will be required.

Building Inspections:

- Soils report will be required.

ISSUES:

- Mr. Young is proposing a preliminary plat for the Smithsfield Subdivision. The subdivision will consist of 19 lots on approximately 6 acres. This equates to an overall density of 3.2 units per acre. Lot sizes range from 8,001 to 12,797 square feet. The average lot size in the subdivision has been calculated at 9,780 square feet.
- Access to the subdivision will be gained from an existing stub street from the Stonebrook Estates Subdivision to the east and from 4000 to the west. The connecting road between these two points will be designated as a 54-foot right-of-way with curb, gutter, sidewalk and parkstrip. However, only a portion of this right-of-way will be constructed at the full width. Land located to the south of the proposed subdivision is not owned by the applicant. As

such, only a 44-foot right-of-way can be constructed from 4000 West to the west boundary of lot 19. The City Engineering Division is comfortable with the road design for the present time. Future development south of this road would necessitate additional dedication and the completion of the remaining improvements.

- The developer will also need to dedicate and improve two portions of 4000 West. Lots 20 and 21 are part of the overall parcel being subdivided. Therefore, they are required to be part of the subdivision plat. An additional 7-feet of dedication will be needed along with standard street improvements. A curb return at the southwest corner will also be needed. This will require the cooperation of Joseph and Yessica Henson.
- The internal street providing access to the two cul-de-sacs will consist of a 44-foot right-of-way. Due to the configuration of the property, the City's Engineering Division will allow a smaller street width to accommodate the proposed subdivision design. Street improvements will consist of curb, gutter, sidewalk and asphalt.
- A right-of-way exists along the south boundary of the subdivision. Staff is unsure about the encumbrances that this right-of-way may have on the proposed subdivision. A recommendation will be given that requires the applicant to resolve this matter with the property owner to the south before a final plat can be submitted.
- An access easement also exists along the north boundary of the property. This easement provides access to the Kent Smith parcel and to the three parcels east of the proposed subdivision. Staff has discussed the possibility of removing this property from what will be the ownership of lots 11-13. Staff is recommending that a parcel be created, and that the language used in for the original easement be kept in place. This would remove the liability and responsibility for this easement from new owners of lots 11-13. This option will need to be explored prior to final plat approval.
- The subject property has been farmed for many years, and as a result, has an extensive irrigation system with multiple ditches. The developer will be required to ensure that any and all irrigation water is managed appropriately. This will be coordinated with the City's Engineering Division. At the time of this report, it is known that the developer will be responsible to pipe existing ditches along the east, west and north sides of the subdivision.
- The applicant will be required to submit a soils report prior to final plat review. The report will need to be reviewed by the City Building Official and City Engineer. As general information, the Stonebrook Estates Subdivision immediately to the east did allow for full basements as ground water was not encountered to a depth of 12.5 feet. Staff does not anticipate problems with ground water, but a report will be required.
- The subdivision is located adjacent to agricultural properties along the west boundary. City ordinance will require that a 6-foot chain link fence be installed in these locations. Where an existing fence is in place and in good condition, it can satisfy this requirement as outlined by the ordinance.
- The general plan designates this area for a potential neighborhood park. As the subdivision is being processed as a standard development, there is little negotiation for property acquisition. However, the developer is willing to sell lot 19 should the City desire this lot for a future park. As this lot has been evaluated for that purpose, it could be combined with additional property to the south to accomplish the park need for this area. These discussions will continue through the preliminary process. A decision will be made during the final plat process.

- The subdivision plat shows a 20-foot sanitary sewer easement between lots 10 and 11 going west through the Kent Smith property out to 4000 West. This location will need to be coordinated with Kent Smith and Granger Hunter Improvement District. This action will need to be resolved prior to the submittal of the final plat.

STAFF ALTERNATIVES:

- A. Grant preliminary subdivision approval for the Smithsfield Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
 2. That the subdivision name and interior street names be approved by Salt Lake County Addressing Division.
 3. That an appropriate ground water and soils investigation be made by a certified engineer. Said report shall be completed prior to the submittal of a final plat.
 4. That street dedication and improvements be in accordance with plan and profiles approved by the City Engineering Division. This includes the additional dedication along 4000 West and the curb return at the southwest corner of the subdivision.
 5. That all matters pertaining to the existing irrigation system be addressed with the Public Works Department and water users as outlined in the analysis.
 6. That the developer resolve all staff and agency concerns.
 7. That the access easement along the southern boundary of the subdivision be resolved prior to final plat application.
 8. That the developer evaluate the possibility of making the access easement along the northern boundary a parcel within the plat. A determination shall be made as to the feasibility of using this parcel to access the three parcels east of the subdivision.
 9. That 6-foot chain link fencing be installed along all agriculturally zoned lots.
 10. That the developer continue to discuss the possibility of lot 19 becoming a future city park.
- B. Continuation to address issues raised during the public hearing.

Applicant:

Steve Young
10447 Culmination Dr.

Opposed:

Charlene Barbuto
3879 S 4000 W

Opposed:

Steve Grant
3871 S 3800 W

Opposed:

Ken White
3896 W Eagle Glen Way

Opposed:

Jan White
3896 W Eagle Glen Way

Opposed:

Mike Milne
3907 Eagle Glen Way

Favored:

Ralph Smith
3857 S 4000 W

Opposed:

Greg Goddard
3908 W Eagle Glen Way

Discussion: Steve Lehman presented the application. Steve Young, the applicant, stated that lot 20 and 21 will not be purchased and are not part of this subdivision. He indicated that he would prefer not developing these properties since they are not part of the project but will if it is required. Mr. Young stated that there will be a vinyl fence on the north end that will still allow access to the neighbors to the east and will not interfere with backyards of new property owners. Mr. Young stated that the ditch will be piped. He indicated that there is no concern selling a part of property to the City to provide for a City park. Mr. Young stated that the water system will be tied in every direction for the subdivision which will be very beneficial.

Charlene Barbuto, a neighbor, stated that she has a deeded easement to the south of the property. She indicated that this easement provides access to her property and to the property being discussed. Ms. Barbuto indicated that her property is sloped and water runs to the corner where the potential City Park may be located. She stated that these issues need to be looked at and resolved before the subdivision progresses forward.

Steve Grant, a neighbor, stated that he lives at the end of 3800 S to the north of the property where the unimproved access road is located. He indicated that it is very important that this access remains so he can get to his property. Mr. Grant asked who will maintain this access and who will pay taxes on it. Steve replied that this road will remain and indicated that the City hopes it will become a right of way so it will not be taxed and the new property owners won't have to maintain it or worry about liability. The access easement is not for the new owners of lots 11-13, but for those that already use this road. Maintenance would need to be addressed by those using the road. Mr. Grant replied that the road needs to be cleaned up and he doesn't want to be responsible with the care or maintenance of it. He stated that he doesn't want the road to become a forgotten right of way of the City. He indicated that this has been a problem for many years and it is time the City rectify it. Steve replied that the developer only owns a portion of the road so it will need to be worked out. But the access will remain open and may need to be an access easement within these lots if something else cannot be worked out.

Ken White, a neighbor, stated that he purchased his property specifically because Eagle Glen Way ended in a cul-de-sac. He indicated that he is disappointed that this road will extend through and create more traffic and added that he is sad to see the agriculture lifestyle leave the area. Mr. White stated that he is concerned that the park will bring more traffic to the area and that there won't be enough room for parking. He added that he is also concerned about home size and stated that he wants nice homes to match the surrounding area. Mr. White asked who will maintain the vinyl fencing. Steve replied that the park is not a definite addition yet but added that it will be a neighborhood park and won't generate additional traffic as there will be no parking spaces. He stated that homes will be built according to the City's single family design standards.

Mike Milne, a neighbor, asked what lot 19 will be. Steve replied that it will be a home or a park. Mr. Milne asked if any thought was given to extending Eagle Glen Way. He stated that the entire neighborhood could be accessed off 4000 W and doesn't need to connect into the existing neighborhood. Mr. Milne suggested possibly extending Eagle Gates Drive instead. Steve replied that Eagle Gates Drive would be better but the neighbor at the end of that road, Mr. Bunkle, requested approval to end it at his property so it can't be extended. City ordinance has now been changed to prevent this from happening again. He added that connectivity is important and there are no "dead end" streets. Eagle Glen Way was always intended to connect into this property.

Greg Goddard, a neighbor, stated that he has lived in this neighborhood for a very long time. He stated that there is drainage onto his property that will need to be evaluated prior to subdivision approval. Mr. Goddard asked if the large trees that provide privacy for him will be taken down or if they will remain. He asked if the entire property will be fenced off with a vinyl fence. Steve replied

that the City only requires fencing next to agricultural property. Any other fencing would be determined by Mr. Young. Mr. Goddard stated that he isn't pleased with the change proposed to the property. Barbara Thomas asked if there are trees on his property. Mr. Goddard replied no.

Ralph Smith, the property owner, stated that a stub street that ends near a vacant property will always be extended eventually. He stated that he will still live in the area and will miss the open fields as well but he has chosen to sell this property for development. Mr. Smith stated that he hopes all the issues discussed by the neighbors will be resolved and the new subdivision becomes an asset to the community.

Jan White, a neighbor, stated that the proposed lots are too small. She stated that she would request that the lots be larger so the value of her home doesn't decrease. She stated that she is opposed to this application but if development must occur she would prefer 'R-1-10' zoning. Phil Conder stated that the property is already zoned 'R-1-8' and the applicant doesn't need to make the lots larger unless he chooses to. He indicated that this discussion is regarding the subdivision and not the zoning.

Charlene Barbuto stated that there is a certain character of large lots and open fields in the neighborhood. She indicated that she wants this character to remain. Ms. Barbuto stated that there are already so many homes crammed into one area and she wants a little bit of space and room to breathe. Ms. Barbuto stated that she doesn't want to be negatively impacted by Mr. Smith's decision to sell his land and wants to continue enjoying the peace of open space.

Steve Young stated that 3800 S right of way was given to the neighbors out of kindness by Mr. Smith. He stated that these neighbors are the only ones accessing it and he shouldn't be responsible to install improvements or provide maintenance. He stated that he feels a right of way recorded with the County would be a good resolution. Mr. Young indicated that most people want to retain existing trees but he will have no control over what new homeowners choose to do with them. Mr. Young stated that there will be an irrigation box on lot 17 and everything will be properly piped. He indicated that he is working with the Public Works department to get any drainage issues resolved. Mr. Young stated that streets that stub into open fields always have the intention of eventually be extended. He stated that it is important for connectivity as well as safety for fire emergencies. Mr. Young stated that there will be curb, gutter, and sidewalks installed on Eagle Glen Way where his portion of the easement exists. If the neighborhood eventually extends further south there will still be enough room for curb, gutter, and sidewalk on the portion of the easement that Ms. Barbuto owns. Mr. Young stated that he is open to the idea of providing more open space with a park and added that he is comfortable installing fencing around the entire subdivision as well.

Phil Conder stated that change is hard but this is a preliminary subdivision application that the Planning Commission has to determine conditions on to ensure the applicant meets requirements of the ordinance. Barbara Thomas stated that she feels a chain-link fence near agriculture properties, as required by ordinance, is adequate. She indicated that she feels the neighbors that currently use 3800 S should be responsible for maintaining it and added that big trees are nice but it's up the homeowners to decide what to do with them. Brent Fuller asked if the easement with Ms. Barbuto's property is a concern. Steve replied that this is still being looked at and determined. He indicated that if the easement does turn out to be a problem the applicant can either redesign the proposed development or the project will not move forward. Clover Meaders asked how long the subdivision has been zoned 'R-1-8'. Steve replied that it has been this way for as long as he can remember.

Motion: Commissioner Woodruff moved for approval subject to the 10 items listed by staff.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Meaders	Yes
Commissioner Mills	No
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Majority-S-7-2014- Approved

S-8-2014

Park Vista Subdivision – Preliminary Plat

7050 West 4100 South

R-1-10 Zone

75 Lots

26 Acres

U/A 2.9

BACKGROUND:

Mr. Nick Mingo, representing Ivory Homes, is requesting preliminary approval for the Park Vista Subdivision. The subdivision is located on the north side of 4100 South at approximately 7050 West. It is bordered on the north and east by the Chapparral Subdivision, the south by 4100 South, and the west by the Brandon Place Subdivision and two parcels zoned A, one of which is the City's old animal shelter.

This property was rezoned in 1994 from the R-1-7 zone to the R-1-10 zone. Due to the change in zoning and subsequent single family development to the north and east, the street connections and property depths are a bit challenging for larger lots and larger homes. However, Ivory is committed to the larger lots and is not interested in rezoning the property. They would however, like to propose a development agreement to provide relief related to some front yard setbacks and the area and frontage requirements on one lot. The development agreement will be discussed in depth later in the staff report.

STAFF/AGENCY COMMENTS:

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.

Soils report will be required prior to final plat review.

Evaluate concerns related to grading and drainage. Individual lot grading plans may be required along with a retaining wall along 4100 South. Individual lot retention will be required along the northern boundary of the subdivision.

6-foot masonry wall to be constructed along 4100 South.

Contact Salt Lake County for approval regarding street names and subdivision name.

Coordinate rail crossing with UDOT and Union Pacific.

All streets shall meet City standards related to curb, gutter, sidewalk and asphalt. Connections to existing streets not meeting the City's current right-of-way width shall be modified to meet the 54-foot right-of-way.

Building Division:

Soils report will be required prior to final plat review.

Utility Companies:

Standard Utility Easements required.

Granger Hunter Improvement District:

Developer will need to coordinate all matters regarding water and sewer services.

Fire Department:

Project to meet all fire codes relating to this type of development.
Hydrants to be shown on plat.

ISSUES:

To address the many issues related to this subdivision, staff would like to focus on the following

Overall Subdivision design:

The subdivision consists of 75 lots on 26 acres. This equates to an overall density of 2.8 units per acre. Lot sizes range from 10,001 square feet to 18,181 square feet. The average lot size has been calculated at 10,735 square feet.

The overall subdivision consists of a variety of lot sizes with all lots being over 10,000 square feet. The lot layout and street designs are planned to take advantage of existing stub streets from the north, south, east and west. Due to the locations of these streets and the corresponding lot patterns, lot depths in some locations are rather shallow. Overall, the subdivision lays out well and only has one cul-de-sac.

Development Agreement:

Due to the challenges of connecting to the existing street system as noted above, Ivory Homes is requesting consideration to allow a reduction in the front yard setbacks for various lots, a reduction of the frontage and area requirements of lot 20, and relief from the required lot depth of 120 feet adjacent to 4100 South. In consideration of this request, Ivory Homes has submitted a proposed agreement that off-sets the City's consideration of these reductions. Please see Exhibit B.

Access:

Access to the subdivision will be gained from 4100 South and from existing stub streets in the Chapparral Estates Subdivision to the north, east and south. Access will also be gained from the Brandon Place subdivision to the west. As these streets were not constructed to the standards that are used today, there will be slight transitions to make these connections work. These will be coordinated with the City's Engineering Division.

All new streets will be dedicated and improved to the City's standard 54-foot right-of-way. This cross section includes a 5-foot sidewalk and 5-foot parkstrip. The street network in both phases complies with provisions of the City's subdivision ordinance.

A new formal access will be provided from 4100 South. A temporary access has been used by residents in the community for a number of years. However, as there is no center turning lane, a

number of accidents have occurred at this location. A concern was expressed that this new access and turning movement could still be dangerous without a turning lane. After discussing the matter with the City's Traffic Engineer, a center turning lane will be available due to the widening of this road. The turning lane will be stripped to match the turning lane at 6865 West.

Grading/Drainage:

The proposed subdivision slopes downward from the south to the north. It drops approximately 50 feet from 4100 South to the residential housing to the north. However, the drop is over a distance of approximately 1000 feet. The topography suggests that a retaining wall may be required along 4100 South. Individual lot grading plans may also be required prior to the issuance of a building permit. Individual lot retention will be required for all lots along the northern boundary of the subdivision.

The City Engineering Division will thoroughly review the grading and drainage plans. Should there be problems or concerns with regards to existing or proposed grades, staff will address these with the Planning Commission during final plat review. During the course of final plat review, the engineering office will work with the developers engineer to understand how the site will be contoured and what retaining methods if any, will be used to ensure slope stability between residences.

While the slope is not severe, staff will recommend that as a condition of approval, each building permit be accompanied with a grading plan. The purpose of which is to lessen the potential for grading problems between lots and to help mitigate surface water problems for new home owners.

Groundwater:

There has been no new development in this area for over 18 years. The Brandon Place Subdivision immediately to the west of this subdivision was the last to development. According to the subdivision plat, there was not high ground water. However, in order to determine if basements will be allowed a ground water investigation will be needed.

Fencing:

The west boundary of the subdivision is adjacent to agriculturally zoned property. City ordinance will require a 6-foot chain link fence to be installed along these parcels. Staff is not sure whether Ivory Homes intends to fence the perimeter of the subdivision, but if vinyl fencing is installed, it would satisfy the fencing requirement. In addition to the fencing, a notation will need to be placed on the plat identifying these areas to future buyers as being next to an agricultural area and that it could be subject to sounds, sights and odors that are part of this lifestyle.

Double frontage lots along 4100 South will also need to be fenced. City ordinance requires that a 6-foot solid concrete wall be constructed. The design and color of this wall will be reviewed during the final plat process.

Railroad:

The Union Pacific Railroad is located at the southwest corner of the subdivision. Lots 11 and 12 are located immediately to the north of the rail line. A letter submitted to the City when this property was proposed for rezoning, expresses concerns by Union Pacific related to new residential development. Primarily, the concerns are noise, vibration, trespassing along the railroad etc. Staff has conveyed this information to the developer. Although Union Pacific's concerns are valid, there is nothing that would prohibit residential development from locating here. Staff will recommend that a note be placed on the plat similar to what the City requires for agricultural properties. This note will simply identify this area as being next to the Union Pacific Railroad and that there may be noises, vibrations etc., that may impact the subdivision.

City Park:

The City recently completed the Falcon Crest Park which is located in the center of this subdivision. Lots within the subdivision will wrap around the park with the west end being open to the street. A uniquely shaped parcel exists along the east boundary of the park. Although this property is not in the City's ownership, it was landscaped as part of the park. Staff believes that when the park property was deeded to the City, this property was intended to be part of a cul-de-sac from 4035 South. The location of this property does not lend itself for that purpose given the current design, so it will be deeded to West Valley City.

Since there is limited access to the park, staff is recommending that Ivory also deed an area of approximately 15 feet in width for use as a park access. This walkway would be located between lots 36 and 37. Both of these lots are very large, so the reduction of a few feet on each side would not be noticeable. The City would then construct a trail leading to the park and would landscape and take care of this area.

WVC animal shelter:

During the study session, a question was raised about the future use of the City's animal shelter located immediately to the west of this property. More specifically, whether a stub street should be required as part of this subdivision application. Although the property to the west could develop without an access from the Park Vista Subdivision, staff will evaluate this possibility with the developer.

STAFF ALTERNATIVES:

A. Grant preliminary approval for the Park Vista Subdivision subject to the following conditions:

1. That the subdivision follow all provisions of the recorded development agreement.
2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
3. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection. The developer shall resolve all matters pertaining to these services prior to final plat review.
4. That the developer coordinate all matters associated with irrigation or open ditch systems with the City Engineering Division.
5. That all streets be dedicated and improved to a 54-foot half width and constructed in accordance with plans and profiles approved by the City Engineering Division. Where new streets connect with existing streets not built to current standards, the appropriate transition shall occur.
6. That the developer submit a soils report prior to final plat review. Said report shall explore ground water depths. Said report shall be reviewed by the City Engineer and Building Official.
7. That the developer provide a detailed grading and drainage plan. Said grading plan shall identify areas of concern with regards to existing slopes. The grading plan will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential grading problems between lots. These plans will need to be reviewed and approved by the City Engineering Division during final plat review

8. That a 6-foot chain link fence be installed along all agriculturally zoned property. In addition, a notation will need to be placed on the plat identifying these areas as agricultural and is subject to sounds, sights and odors that are part of an agricultural lifestyle.
9. That a note be placed on the final plat indicating that this subdivision is located next to the Union Pacific Railroad and that noise, vibration and hours of operation will be potential impact to residents.
10. That the developer explore the possibility of extending a stub street into the property to the west.
11. That a 6-foot solid concrete masonry wall be installed along 4100 South. Said wall design and color will be reviewed during final plat review.
12. That the developer coordinate the railroad crossing with UDOT and railroad company.
13. That the developer coordinate a center turning lane in 4100 South with the City's Traffic Engineer.
14. That a walkway be placed between lots 36 and 37. Said walkway shall be 15 feet in width and will be deeded to West Valley City.

B. Continue the application to address issues raised by the Planning Commission.

Applicant:

Nick Mingo
978 E Woodoak Lane

Neutral:

Cameron Moulton
3987 S 7105 W

Neutral:

Steve Davies
6951 W 3980 S

Neutral:

David Madsen
6902 W 4065 S

Neutral:

Mandee Cossa
6937 W 4075 S

Discussion: Steve Lehman presented the application. Phil Conder asked if the existing temporary access to 4100 south will be closed. Steve replied that he believes this was installed by residents or ATK and this will be closed since the main access into the subdivision will be further west. Clover Meaders asked who will maintain the fencing. Steve replied that the developer will install it, and that the City will typically remove graffiti on the outside along corridors such as 4100 South, and the property owner will maintain the inside.

Nick Mingo, the applicant, stated that the temporary access will be closed. He indicated that the west access was chosen to break the blocks up evenly and is also far enough from the railroad crossing.

Cameron Moulton, a neighbor, asked if single family homes could be required along the north side of the development. He stated that the lots are shallow and he is concerned that large homes will block sunlight and views. Steve replied that the City cannot legally require a developer to do this.

Steve Davies, a neighbor, stated that the open space has been very important to him. He stated that he has plans that depict the entire area as a park and would request that this remain. Mr. Davies stated that if this isn't a possibility he would request larger backyards to provide more open space and maintain his view of the park.

David Madsen, a neighbor stated that he is glad the 'R-1-10' zoning stayed. He indicated that he feels Ivory will be a good neighbor and encouraged the applicant to provide more regular lot sizes to the north by removing a few lots. Phil Conder replied that this is the best configuration the applicant could provide since the stub streets were intended to lead into an 'R-1-8' subdivision. Steve agreed and added that the streets align well and the developers have also been able to maximize the use of the land. Barbara Thomas added that all the lots are still over 10,000 square feet.

Mandee Cossa stated that she believes the temporary access was provided for a handicap resident. She asked how 4100 S will eventually expand. Steve replied that the road will widen according to the designation provided in the General Plan. He indicated that there will likely be 5 lanes in this area and added that the applicant has taken this into consideration so additional room will not be needed when expansion eventually occurs. Ms. Cossa stated that semi-trucks park in the area currently and asked if they will continue to be allowed to do so. Chairman Conder replied that this is not allowed and should be reported to Code Enforcement. He stated that the intention is not to make it easier for trucks to park at this location.

Terri Mills asked what percentage of homes in the Ivory catalog consist of stucco. Mr. Mingo replied that it is a homeowners preference. He stated that removing stucco as an option can raise the cost which can in turn reduce the size of the home to make up the difference. Barbara Thomas asked if there have been problems with stucco homes. Mr. Mingo replied no. Phil Conder stated that Ivory does a great job with homes and added that he feels good with the catalog. Terri Mills asked if there is a cap in the number of homes allowed. Mr. Mingo replied that it is included in the Development Agreement.

Motion: Commissioner Woodruff moved for approval subject to the 14 staff conditions.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-S-8-2014- Approved

CONDITIONAL USE APPLICATIONS

C-31-2014

Salvavida Title Loans (Steven Cardon)

3384 W 3500 S Unit #3

C-2 Zone (.71 acre site)

Approved Use: Car Title Loans

The applicant, Steven Cardon, is requesting conditional use approval for a car title loan business at 3384 W 3500 S Unit #3 of Westport Plaza. The zoning for this area is C-2, General Commercial and a title loan business is a conditional use in this zone. The West Valley City General Plan anticipates General Commercial for this area. The surrounding uses are all C-2 zoning except for multi-family residential to the north.

This is a small tenant space within a multi-tenant building. Other tenants include a chiropractor, shoe store, nail salon, Tae Kwon Do, and a nutrition store. The business will provide title loan services only. Salvavida Title Loans will not offer any unsecured loans, check cashing or deferred deposit loan services at this location. The applicant has noted in the attached letter that the business would be open only during regular business hours Monday – Friday from 10 a.m. – 8 p.m. and on Saturdays from 10 am to 3 pm. Clients will bring their automobiles to the site for a visual inspection at the business location. Transactions will occur at the time of loan.

Business signs will be in compliance with the West Valley City sign ordinance. The minimum number of required parking spaces is calculated as one (1) parking space for two hundred and fifty (250) feet of gross floor area. The site provides adequate parking. There will be no outside storage allowed as part of this business, including storage of vehicles that have been repossessed for any reason. Any repossessed vehicle will be towed by an outside repossession company and will not be brought to this site at any time. The cars will then go to an auto auction business. The repossession company and auto auction business are separate businesses.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. This use shall be for title loan services only and shall not include check cashing, pawn or deferred deposit loans.
2. There is to be no outside storage of any kind permitted for this use.
3. Any new signage shall meet all regulations contained in Title 11 of the West Valley City Code

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Steve Cardon
355 N 200 W

Discussion: Kevin Despain presented the application. Terri Mills asked if the image on the sign plans depict the company's logo. Kevin replied yes. Latai Tupou asked the applicant why West Valley City was the location chosen for the business. Steve Cardon, the applicant, replied that there is a large Spanish speaking clientele in the City.

Motion: Commissioner Thomas moved for approval subject to the 3 staff conditions.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-31-2014- Approved

C-32-2014
Quality Tire
5079 W 2100 S
M Zone (2 Acres)

The applicant, Quality Tire, is requesting a conditional use amendment for a building addition at 5079 West 2100 South. This property is zoned M, Manufacturing, and the West Valley City General Plan designates this area as Light Manufacturing. The adjacent property on all sides is zoned M. The surrounding uses include manufacturing and trucking type businesses.

Quality Tire is a tire recapping business and has operated out of this location since 2006 (C-33-2006). There is an existing 11,555 square foot building on site and Quality Tire would like to put a 5,000 square foot addition on to the south side of the building. The new addition will house the inspection stations for the business. Tires will be brought into the building with a forklift through an overhead door located on the west side of the building. There will be no vehicular or truck access provided for the addition. The main Quality Tire building is located behind another building so the addition will not be visible from the street. The original building is constructed of concrete blocks. The new addition will be a metal building that will be painted to match. This project is not required to meet the Commercial Design Standards.

Tires and casings are currently stored in a gravel area on the south side of the lot. This area is only used for storage and shall not be used for vehicular or truck maneuvering or parking. Forklifts are the only equipment approved to access the lot.

The landscaping on site is existing. The frontage along 2100 South is not a part of this property but it is landscaped and is very well maintained. When this site was originally approved for outside storage landscaped islands were required adjacent to the fence. Those have been installed however the trees that were to be planted there no longer exist. Therefore, those will need to be replaced as part of this application.

The signage is existing on the building and the applicant will not be proposing any new signage with the building addition.

Staff Alternatives:

Approval of the conditional use subject to compliance with all of the City's zoning ordinances as well as the following:

1. Shall comply with original conditions of approval from C-33-2006.
 - a) Install landscape islands with one tree each as recommended and shown on the revised plans.
 - b) Tire storage is limited to 10 feet in height.
 - c) Sufficient access ways shall be provided through the tire storage areas as reviewed by WVC Fire Department.
 - d) The rodent population must be professionally monitored.
2. The outside storage area may be surfaced with gravel and shall only be used for outside storage of tires and casings and shall not be used for vehicular or truck maneuvering or parking.
3. Must meet requirements of all effected departments and agencies including but not limited to the Salt Lake Valley Health Department and the West Valley City Fire Department.
4. Subject to review upon valid complaint.

Continuance to allow the applicant more time to submit additional information.

Applicant:

Scott Boettcher

Discussion: Jody Knapp presented the application. Phil Conder clarified that gravel surfacing for outside storage is the minimum requirement. Jody replied yes. Scott Boettcher, the applicant, stated that the company needs more room to accommodate the inspection of tires. He indicated that the existing building is tilt-up concrete and the addition will be metal and will be lower than the existing building. Mr. Boettcher indicated that the existing building is fire rated but the new building will need a firewall installed. He added that a fire door will also be installed between the two buildings. Terri Mills asked why the applicant is choosing a metal building. Mr. Boettcher replied that it is a lot less expensive to do a metal building with a firewall that consists of concrete.

Motion: Commissioner Thomas moved for approval subject to the 4 staff conditions modifying condition 2 to state: The outside storage area at a minimum must be surfaced with gravel and shall only be used for outside storage of tires and casings and shall not be used for vehicular or truck maneuvering or parking.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-32-2014- Approved

PLANNING COMISSION BUSINESS

Approval of Minutes from June 11, 2014 (Regular Meeting) **Approved**

Approval of Minutes from June 18, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 5:39 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant